

49.16 ACRES

COMMERCIAL / INDUSTRIAL
DEVELOPMENT OPPORTUNITY

LONE OAK ROAD & HWY 54
HOGANSVILLE, GEORGIA

\$3,600,000

Strategically Located in a
Growing Industrial Corridor

EXECUTIVE SUMMARY

Located along Highway 54 in Hogansville, Georgia, this 49.16-acre tract presents an exceptional opportunity for commercial, industrial, logistics, warehouse, manufacturing, or investment development.

Positioned near Interstate 85 and surrounded by expanding industrial activity, the property offers excellent visibility, accessibility, and long-term growth potential.



STRATEGIC
LOCATION



HIGHWAY 54
FRONTAGE



GROWING
INDUSTRIAL
CORRIDOR



UTILITIES
NEARBY
(VERIFY)



MULTIPLE
DEVELOPMENT
POSSIBILITIES

PROPERTY HIGHLIGHTS

IDEAL USES

- ✓ DISTRIBUTION CENTER
- ✓ MANUFACTURING
- ✓ LOGISTICS HUB
- ✓ INDUSTRIAL PARK
- ✓ WAREHOUSE FACILITY
- ✓ COMMERCIAL DEVELOPMENT
- ✓ INVESTMENT HOLD

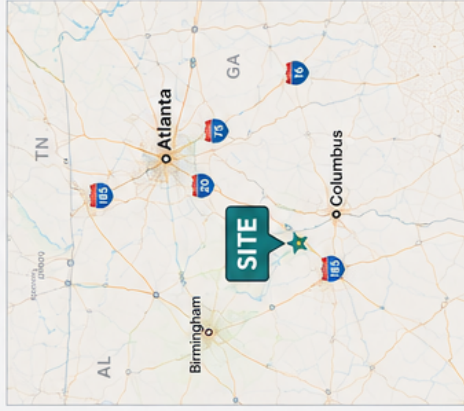
PROPERTY HIGHLIGHTS

PRICE	\$3,600,000
ACREAGE	49.16 Acres
COUNTY	Meriwether County
CITY	Hogansville
ADDRESSES	6659 Lone Oak Rd & 293 Harden Rd
ACCESS	Highway 54 Frontage
INTERSTATE ACCESS	Near I-85
USE POTENTIAL	Commercial / Industrial
UTILITIES	Verify Availability

LOCATION & MARKET ADVANTAGES

REGIONAL ACCESS

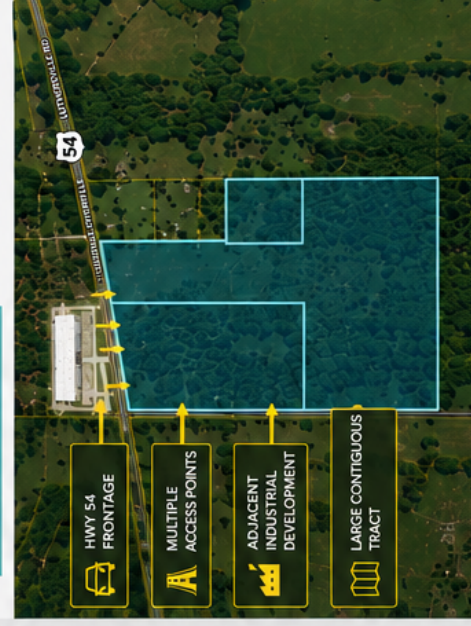
	INTERSTATE 85 ~ 6 Miles
	ATLANTA, GA ~ 50 Miles 50 Min
	COLUMBUS, GA ~ 40 Miles 40 Min
	KIA GEORGIA PLANT ~ 33 Miles 30 Min
	WEST POINT DISTRIBUTION CORRIDOR ~ 20 Miles 20 Min
	HARTFIELD-JACKSON ATLANTA INTL AIRPORT ~ 55 Miles 55 Min



WHY THIS LOCATION?

- GROWING INDUSTRIAL CORRIDOR
- EXCELLENT HIGHWAY ACCESS
- STRONG WORKFORCE AVAILABILITY
- REGIONAL DISTRIBUTION ADVANTAGES
- PROXIMITY TO EXISTING INDUSTRIAL DEVELOPMENT
- LONG-TERM APPRECIATION POTENTIAL

SITE OVERVIEW



CONTACT

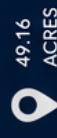
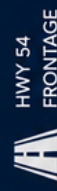
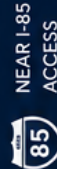


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SCAN TO VIEW
PROPERTY DETAILS



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